

114.0

Map

0004

Block

0003.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 689,700 /

USE VALUE: 689,700 /

ASSESSed: 689,700 /

Total Card /

Total Parcel

689,700

689,700

689,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	DRAFT RYAN WESLEY				
Owner 2:	TSANEVA MAGDA RUMENOVA				
Owner 3:					
Street 1:	156 OVERLOOK ROAD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	ILIOPOULOS HARALAMBOS & -		
Owner 2:	ILIOPOULOS ANASTASIA -		
Street 1:	156 OVERLOOK ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1890 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4961		Sq. Ft.	Site		0	70.	1.15	5									398,180						398,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4961.000	288,100	3,400	398,200	689,700
Total Card	0.114	288,100	3,400	398,200	689,700
Total Parcel	0.114	288,100	3,400	398,200	689,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	364.96	/Parcel:	364.96

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,100	3400	4,961.	398,200	689,700		Year end	12/23/2021
2021	101	FV	279,600	3400	4,961.	398,200	681,200		Year End Roll	12/10/2020
2020	101	FV	279,500	3400	4,961.	398,200	681,100	681,100	Year End Roll	12/18/2019
2019	101	FV	226,200	3400	4,961.	403,900	633,500	633,500	Year End Roll	1/3/2019
2018	101	FV	226,200	3400	4,961.	301,500	531,100	531,100	Year End Roll	12/20/2017
2017	101	FV	226,200	3400	4,961.	273,000	502,600	502,600	Year End Roll	1/3/2017
2016	101	FV	226,200	3400	4,961.	261,700	491,300	491,300	Year End	1/4/2016
2015	101	FV	213,500	3400	4,961.	221,800	438,700	438,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ILIOPOULOS HARA	75265-187	1	7/31/2020		751,000	No	No		
ILIOPOULOS HARA	54419-187		3/18/2010	Family	10	No	No		
LINEHAN DANIEL	30847-502		11/9/1999		260,000	No	No		
LINEHAN EDWARD	26642-91		9/4/1996		99	No	No	F	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ILIOPOULOS HARA	75265-187	1	7/31/2020		751,000	No	No		
ILIOPOULOS HARA	54419-187		3/18/2010	Family	10	No	No		
LINEHAN DANIEL	30847-502		11/9/1999		260,000	No	No		
LINEHAN EDWARD	26642-91		9/4/1996		99	No	No	F	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
9/29/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	372	PATRIOT
6/19/2000	MLS		
2/16/2000	Mailer Sent		
2/16/2000	Measured	263	PATRIOT
9/2/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

USER DEFINED

Prior Id # 1:	72995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	08:02:47

LAST REV

Date	Time
09/22/20	15:13:16
jourourke	
8854	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

